

S U M M A R Y

FILE NO.	2249	Thomas Guide Map No.	716; 746
		Date Received:	01/17/07
		Date Distributed:	01/22/07
ENTITY	City of Auburn	Date Filed:	
ACTION	Petition for Land Annexation (Election Method)	Expiration 45 Days:	03/03/07
TITLE	Lea Hill Annexation	Board Meeting:	02/08/07

Location	The site is located on the northeastern side of the City of Auburn. The western boundary of the site abuts the City of Auburn. The northern boundary is generally formed by SE 280 th Street. The eastern boundary of the Lea Hill Annexation is generally formed by State Route 18. The southern boundary is generally formed by the Green River corridor.
Land Area	Approximately 2906 acres
Land Use	Residential Uses; Limited Commercial Uses; Public Uses; Vacant Land
Population Estimate	10,500 persons
Total Assessed Valuation	\$815,827,769.
County Comprehensive Plan Designation	Residential Use; Commercial Use; Greenbelt/Urban Separator
County Zoning	R-1 – R-24 (One dwelling unit per gross acre – 24 units per gross acre); Community Business
City Comprehensive Plan	Single Family Residential; Moderate Density Residential; High Density Residential; Public and Quasi-Public Uses; Light Commercial Use
City Zoning	RS (Single Family – one unit per 35,000 square feet); R-1 (Single Family 4-5 units per acre); R-2 (Single Family – 6-7 units per acre); R-3 (Two Family Residential – per 5000 square feet); R-4 (High Density Residential – 18 units per acre); Rural Residential - minimum lot size 4 acres.
District Comprehensive Plan	City of Auburn Comprehensive Water Plan and & Sewer District Plan
District Franchise	The proposed annexation does not require a franchise.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Auburn Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Pete Von Reichbauer, Julia Patterson

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Kent; Covington (*)

Fire Districts: King County Fire Protection District No. 44; King County Fire Protection District No. 37; King County Fire Protection District No. 31 (*).

Water Districts: City of Auburn; City of Kent; King County Water District #111 (*)

Sewer Districts: City of Auburn; City of Kent; Soos Creek Water and Sewer District (*)

School Districts: Auburn School District No. 408; Kent School (*)

(*) RCW 36.93 also requires notification of jurisdictions within 10 miles of the Lea Hill Area. A complete listing of these jurisdictions may be found in attached Exhibit A.

SUMMARY (File No. 2249)

The City of Auburn proposes the annexation of approximately 2905 acres of land, known as the Lea Hill Area. This annexation was proposed under the petition/election method, pursuant to RCW 35A.14. The Lea Hill Annexation Area property owners are seeking annexation in order to develop properties under City of Auburn regulations and to receive public services (e.g., sewer services) from Auburn. Auburn City Council adopted the petition for annexation in January 2007 in order to support orderly, logical growth of governance and provision of coordinated public services/facilities to the Lea Hill Area.

In conjunction with the transmittal of the Notice of Intention, the City of Auburn invoked jurisdiction seeking a public hearing before the Boundary Review Board in order to provide citizens with an independent venue for assessment of the proposed Lea Hill Annexation.

The site is located on the northeastern side of the City of Auburn. The western boundary of the site abuts the City of Auburn. The northern boundary is generally formed by SE 280th Street. The eastern boundary of the Lea Hill Annexation is generally formed by State Route 18. The southern boundary is generally formed by the Green River corridor.

The unincorporated area is included in the "Development in the Unincorporated Areas and Annexation Element" of the City of Auburn Comprehensive Plan. The proposed Lea Hill Area annexation includes the entirety of the City of Auburn's Lea Hill Potential Annexation Area.

Note: Small areas within Lea Hill are excluded from the present Notice of Intention based upon the fact that these areas are designated within the City of Kent Comprehensive Plan. This land was historically designated for management of the Kent watershed. Currently the City of Kent is planning to develop this area with residential uses and possible commercial uses. The City of Auburn is working with the City of Kent to determine the efficacy of transferring these areas to the City of Auburn. If a transfer agreement is achieved, the City of Auburn will seek annexation of these parcels under a separate and discrete Notice of Intention.)

The proposed action is consistent with City of Auburn Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas. For example, Policy CE-2 states that the City of Auburn shall encourage annexation within its Urban Growth Area

The City of Auburn has planned for growth of the Lea Hill Area at levels of urban density similar to that permitted by King County. More specifically:

- Currently, the Lea Hill Area is developed primarily with residential uses, including single-family homes and multi-family dwellings. There is limited commercial area. The Lea Hill Area also includes public facilities and open spaces. There is vacant land and developed land that could be utilized for new development in the future.
- Under City of Auburn regulations, the Lea Hill Area would be proposed to continue as a predominantly residential community. There could be some expansion of commercial areas to serve the local populace. Zoning would accommodate existing public facilities and open spaces.

The City of Auburn Comprehensive Plan, Zoning Code, and Critical Areas Ordinances have established standards to guide ongoing uses and new development on the Lea Hill properties following annexation. The City of Auburn is prepared to provide development review and environmental review (e.g., protection of slopes, sensitive areas, and stormwater management) to the Lea Hill Area based upon local, regional and state regulations.

The City of Auburn can directly provide (or contract for) urban services to the area, including the City of Auburn will provide for the following services:

Fire and Emergency Services: Valley Regional Fire Authority; King County Fire Protection District No. 44; Fire Protection District No. 37; Fire Protection District No. 31.

Water Districts: City of Auburn; City of Kent; King County Water District #111

Sewer Districts: City of Auburn; City of Kent; Soos Creek Water & Sewer District

In addition, the City of Auburn will provide – either directly or by contract -- for storm water management, solid waste management, and other basic public services.

City park and recreation facilities, libraries and other community services would be available to the citizens of the Lea Hill Area. Children would continue to attend schools in Auburn School District No. 408 or Kent School District No. 415.

The City of Auburn reports that the proposed annexation conforms to the State Growth Management Act (36.70A. RCW.) For example, the annexation is supported by RCW 36.70A.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., roadways) envisioned in the Act. Environmentally sensitive areas would also be protected under the provisions of this annexation.

Further, the Lea Hill Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Lea Hill Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-26: Urban growth shall be directed to urban areas where development can be accommodated and served.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area.

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.

U-201: Annexations should be encouraged in Urban Growth Areas.

U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.

U-304: Growth should be focused within city boundaries.

RP-202 King County shall encourage annexation through such mechanisms as interlocal agreements.

The proposed Lea Hill Annexation is reported by City of Auburn officials to be consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Auburn geographically and by social fabric (e.g., similar land uses and open spaces, shared sense of community). Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. Roadways and property lines establish boundaries for the Lea Hill Annexation Area.

The Lea Hill Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Auburn is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. As the proposed annexation area lies within the Auburn Potential Annexation Area, this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Auburn has conducted fiscal analyses related to the proposed Lea Hill Annexation. The City estimates that expenditures for governance of the Lea Hill Area will be \$3,243,100. Revenues are estimated at \$3,351,400. Therefore, the City will have sufficient funds to serve the area without a significant impact to cost of services and adequacy of services, financial structure, debt structure, or rights of other governmental units.

Upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Future capital needs and costs will be examined and funded through the Auburn Capital Investment Program.

The Lea Hill Annexation is also the subject of an Interlocal Agreement with King County prepared under the aegis of the King County Annexation Initiative. The Interlocal Agreement is intended to provide funds to the City of Auburn to address costs incurred in conjunction with the transition of the Lea Hill Area into this local jurisdiction.

The proposed election method annexation will give voters an opportunity to state their interest (or lack of interest) in becoming citizens of Auburn. The City of Auburn supports this annexation in order to serve citizens of the area. New development and coordinated services would benefit the greater Auburn community.